



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

March 27, 2023

Madelyn Vander Veen  
Planner, Canyon County Development Services Department  
111 North 11th Ave., Ste. 310  
Caldwell, ID 83605

**VIA EMAIL**

<b>Development Application</b>	<b>CU222-0031</b>
<b>Project Name</b>	<b>Toups</b>
<b>Project Location</b>	22906 Channel Rd.; Caldwell, ID
<b>Project Description</b>	RV Storage for 100 RV spots
<b>Applicant</b>	David Crawford, representing Tyler Toups

The Idaho Transportation Department (ITD) reviewed the referenced planned unit development, preliminary plat, rezone, and special use permit applications and has the following comments:

1. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)334-8832 for more information.
2. Furthermore, Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
3. Provided the applicant adheres to Idaho Code 40-1910 and does not place any Outdoor Advertisement within ITD Right-of-Way, ITD does not object to the proposed application as presented at this time.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

Niki Benyakhlef  
Development Services Coordinator  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)

1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

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March 10, 2023

Madelyn Vanderveen  
Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, ID 83605  
[Madelyn.vanderveen@canyoncounty.id.gov](mailto:Madelyn.vanderveen@canyoncounty.id.gov)

Subject: CU2022-0031, Toups RV Storage

Dear Ms. Vanderveen:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.



- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

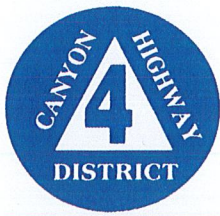
Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK



**CANYON HIGHWAY DISTRICT No. 4**

15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

March 27, 2023

Canyon County Commission  
and P&Z Commission  
111 N. 11<sup>th</sup> Street  
Caldwell, Idaho 83605  
Attention: Madelyn VanderVeen, Planner

Tyler Toups (Applicant/Owner)  
22906 Channel Rd  
Caldwell, Idaho 83607

RE: **CU2022-0031 Conditional Use- RV Storage**  
**Parcel R34738010 aka 22906 Channel Rd**

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a Conditional Use Permit to construct and operate an RV storage facility on the above described 4 acre parcel, and offers the following comments on the proposed use:

**General**

The subject property parcel consists of approximately 4 acres, located at the southeast corner of SH 44 and Channel Road. The subject property has approximately 530-feet of frontage on Channel Rd along the westerly boundary and approximately 328- feet of frontage on SH 44 along the northerly boundary. Channel Rd is classified as a collector road on the functional classification map adopted by Canyon County and CHD4. Existing r/w is 50-foot total width (by plat of Fruitdale Farms Subdivision, 1907) centered on the section line. Ultimate r/w width for a collector is 80-feet total centered on the section line.

**Access**

The subject property has historically been rural residential use, with a single family residence, outbuildings, and pasture. The existing house is served by a circular driveway at the south side of the Channel Rd frontage. A gravel driveway approach to Channel Rd approximately 320-feet south of SH 44 was permitted and constructed in 2018, for purposes of a future lot split. This access appears to be proposed to serve as the access for the RV storage facility.

The proposed access location meets current CHD4 standards for a minimum-use approach (< 50 trips/day) for an urban collector roadway. For use as a commercial access, the approach should be improved with a paved apron meeting ACCHD Standard Drawing 106.

An access permit from CHD4 is required for this change in use, and prior to construction of any new access or modification to existing access, or other work within the public right-of-way.

**Traffic Impacts**

The subject property is located within the Mid-Star Service Area, and Canyon County Code 11-4 provides for assessment and collection of development impact fees from new development to meet the development's proportionate share of traffic impacts generated by new vehicle trips.



The adopted impact fee schedule provides one category applicable to this development:  
**Mini-Warehouse (Self Storage)** [Derived from individual assessments performed by ACHD]  
generating 0.052 peak hour trips/1,000 sf storage space

Ada County Highway District (ACHD) has developed an “unlisted” fee code for RV and boat storage facilities based on individual assessments performed in their jurisdiction, as shown in the table below:

ITE - 11th Edition		ITE Trip Rates	
Land Use	ITE Code	PM Peak Hour (One-Way)	
		Units	Trips/Unit
Recreational Vehicle and Boat Storage	ACHD5	Per Space	0.010

CHD4 recommends use of this ACHD trip generation rate for the proposed RV storage use as it represents the best available local information to assess the proportionate share impact from this development. Using this trip generation rate, the impact fee assessment for this development in the Mid-Star Service Area is estimated as follows:

**Estimated Impact Fee Calculation (from Mid-Star Impact Fee Program):**

VMT Cost	x	Peak Hour Trip Rate	x	Number of Units	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Impact Fee
\$2,883	x	0.010	x	100	x	1.0	x	11.2	x	0.317	=	<b>\$10,236</b>

**Estimated Impact Fee = \$10,236 for the proposed 100 space RV storage facility**

The final impact fee assessment will be made at the time of access permit application in accordance with Canyon County Code 11-4, and the referenced intergovernmental agreement between CHD4 and Canyon County. These documents are available on the CHD4 website at [www.canyonhd4.org/impact-fees](http://www.canyonhd4.org/impact-fees). Impact fees are due prior to issuance of access permits, and are payable to Canyon Highway District No. 4 who will escrow them in a trust for use solely for new transportation capacity improvements within the Mid-Star Service Area.

CHD4 requests that the Planning and Zoning Commission and Canyon County Commissioners consider these comments, and make all requirements provided above conditions of approval of this proposed use. CHD4 does not oppose the requested land use changes.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.  
District Engineer

File: Channel Rd- CU2022-0031 Toups RV Storage

## Madelyn Vander Veen

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**From:** Anna B. Canning <abcanning@centengr.com>  
**Sent:** Monday, April 3, 2023 11:15 AM  
**To:** Madelyn Vander Veen; CHopper@canyonhd4.org  
**Cc:** David Crawford  
**Subject:** RE: [External] CU2022-0031 Toups RV Storage- Channel Rd

Thank you for the clarification, Maddie!

Anna B. Canning, AICP  
Office and Planning Manager  
2323 S Vista Avenue, Suite 206  
208.343.3381 x 222  
[abcanning@centengr.com](mailto:abcanning@centengr.com)



---

**From:** Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>  
**Sent:** Monday, April 3, 2023 11:09 AM  
**To:** Anna B. Canning <abcanning@centengr.com>; CHopper@canyonhd4.org  
**Cc:** David Crawford <dacrawford@centengr.com>  
**Subject:** RE: [External] CU2022-0031 Toups RV Storage- Channel Rd

Hello all,

When I sent the initial agency notice, the application I had indicated 100 RV spots on the Land Use Worksheet and I also included that in the description of the project. The attached new letter of intent and site plan have the revised number of spaces. Sorry for the confusion.

Thanks,

Madelyn Vander Veen, Planner I  
Canyon County Development Services  
Direct: 208-455-6035  
[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)

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**NEW public office hours - Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

\*\*We will not be closed during lunch hour \*\*

---

**From:** Anna B. Canning <[abcanning@centengr.com](mailto:abcanning@centengr.com)>  
**Sent:** Monday, April 3, 2023 11:01 AM

To: [CHopper@canyonhd4.org](mailto:CHopper@canyonhd4.org)

Cc: Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>; David Crawford <[dacrawford@centengr.com](mailto:dacrawford@centengr.com)>

Subject: RE: [External] CU2022-0031 Touns RV Storage- Channel Rd

Good morning, Chris,

Madelyn forwarded your letter to me earlier today. I did have a question. The impact fee is calculated on a 100 space RV storage facility. Mr. Touns is only proposing 40 to 48 units (the center spaces will generally be reserved for larger rigs as one large space).

Can you explain your reasoning for the 100-space assessment? If you are anticipating expansion to the south, it would require that the property be rezoned and receive conditional use approval. CHD4 would have the opportunity to assess an additional fee at that time.

Mr. Touns is not contemplating an expansion onto his residential property.

Thank you in advance for your time and consideration,

Anna

Anna B. Canning, AICP  
Office and Planning Manager  
2323 S Vista Avenue, Suite 206  
208.343.3381 x 222  
[abcanning@centengr.com](mailto:abcanning@centengr.com)



---

From: Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>

Sent: Monday, April 3, 2023 8:15 AM

To: Anna B. Canning <[abcanning@centengr.com](mailto:abcanning@centengr.com)>

Subject: FW: [External] CU2022-0031 Touns RV Storage- Channel Rd

Hello Anna, please see Canyon Highway District's comments for the Touns project attached.

Madelyn Vander Veen, Planner I  
Canyon County Development Services  
Direct: 208-455-6035  
[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)

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**NEW public office hours - Effective Jan. 3, 2023**

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Wednesday: 1pm – 5pm

\*\*We will not be closed during lunch hour \*\*

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From: Chris Hopper <[CHopper@canyonhd4.org](mailto:CHopper@canyonhd4.org)>

Sent: Thursday, March 30, 2023 5:10 PM

To: Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>

Subject: [External] CU2022-0031 Touns RV Storage- Channel Rd

Madelyn-

Please see the attached comments from CHD4 on the proposed CUP for RV Storage on Parcel R34738010.  
Please forward a copy of these comments to the applicant as well.

Respectfully,

**Chris Hopper, P.E.**

District Engineer

Canyon Highway District No. 4

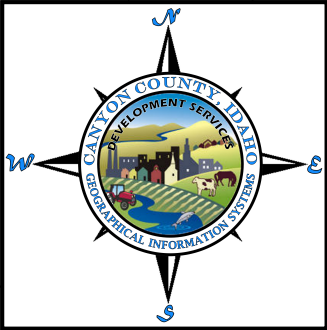
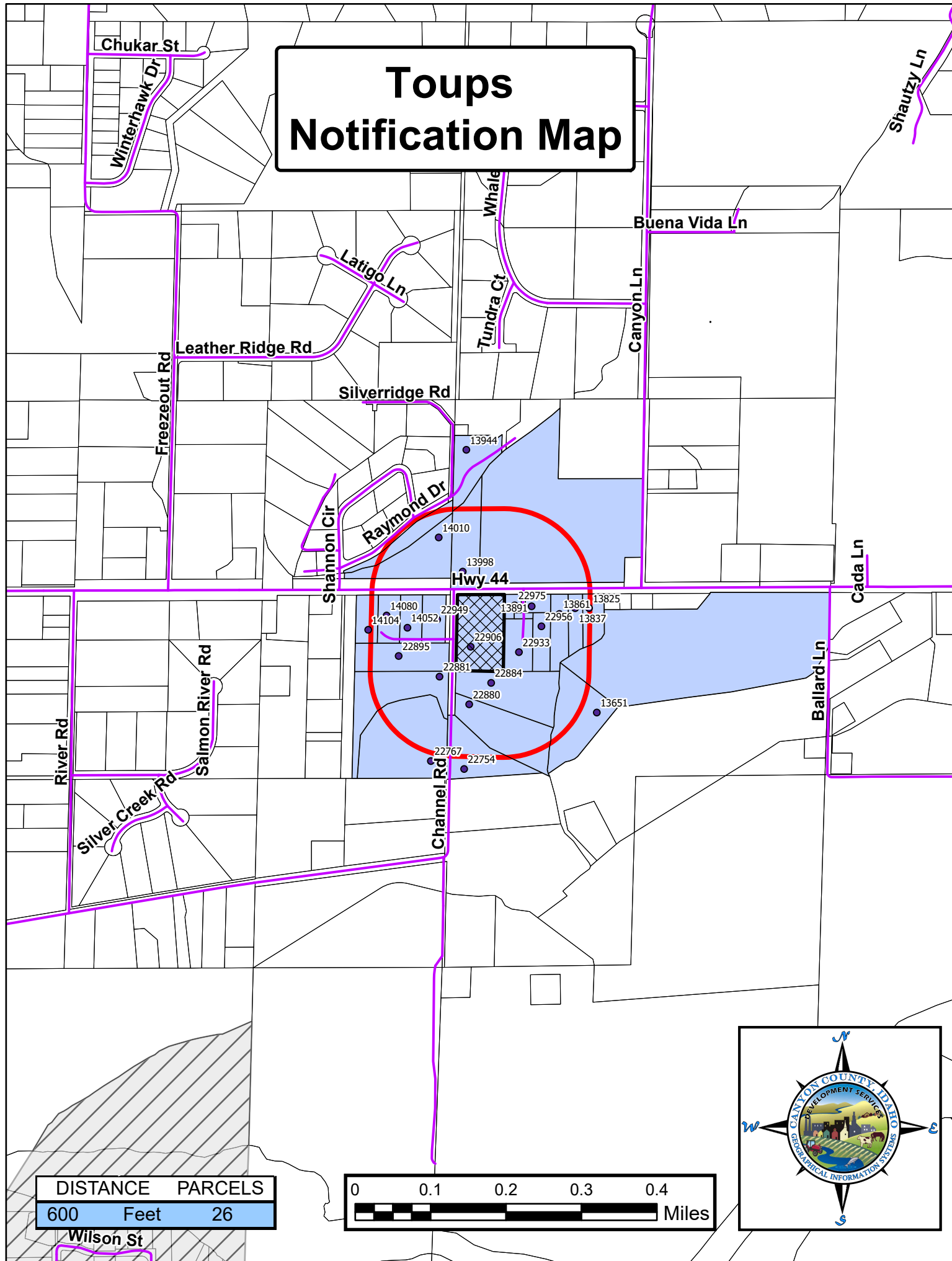
15435 Hwy 44

Caldwell, Idaho 83607

208-454-8135



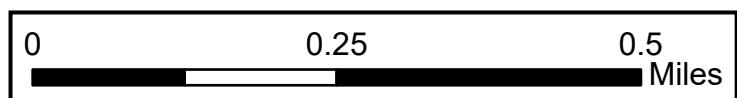
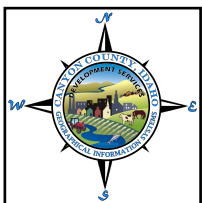
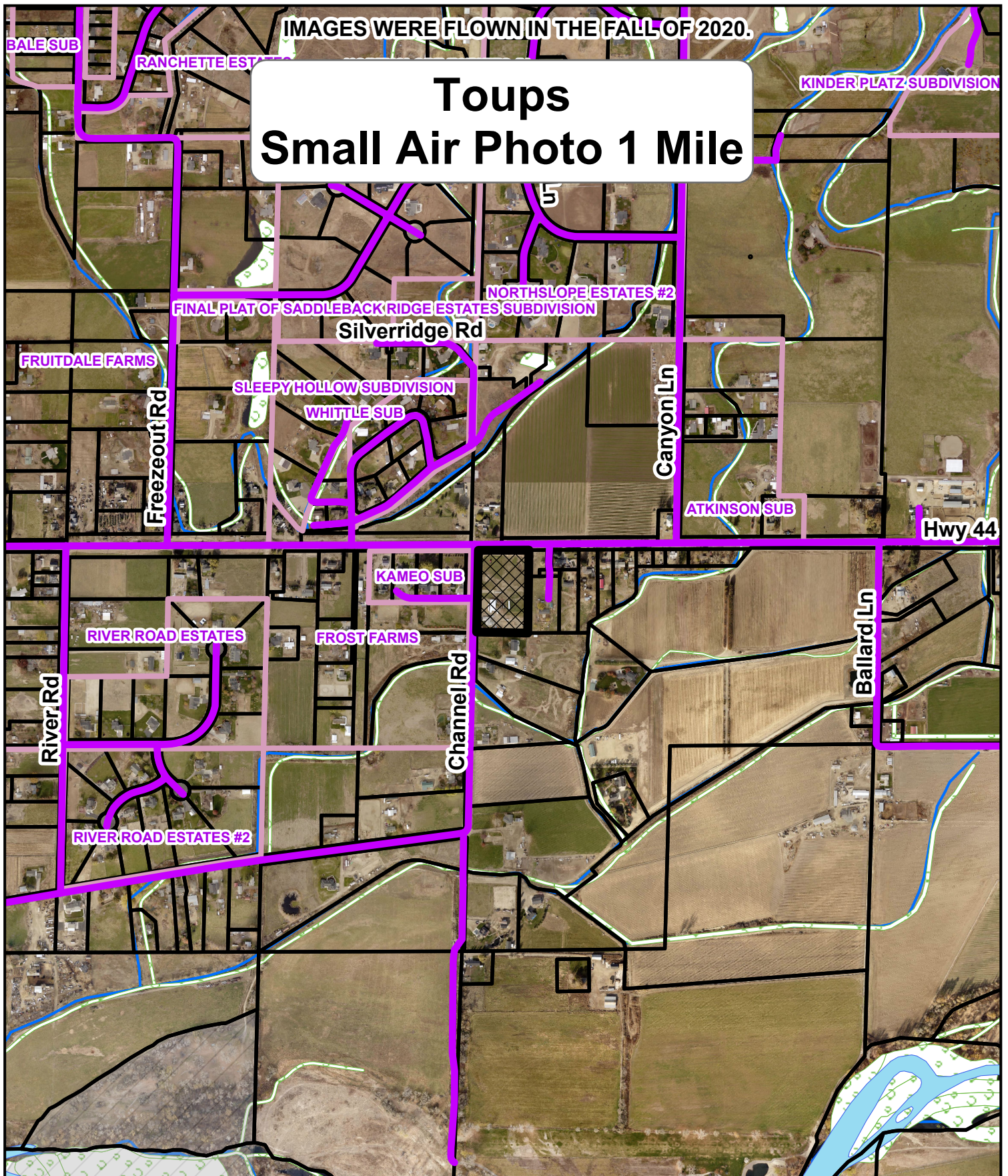
# Toups Notification Map



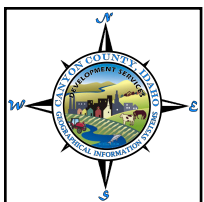
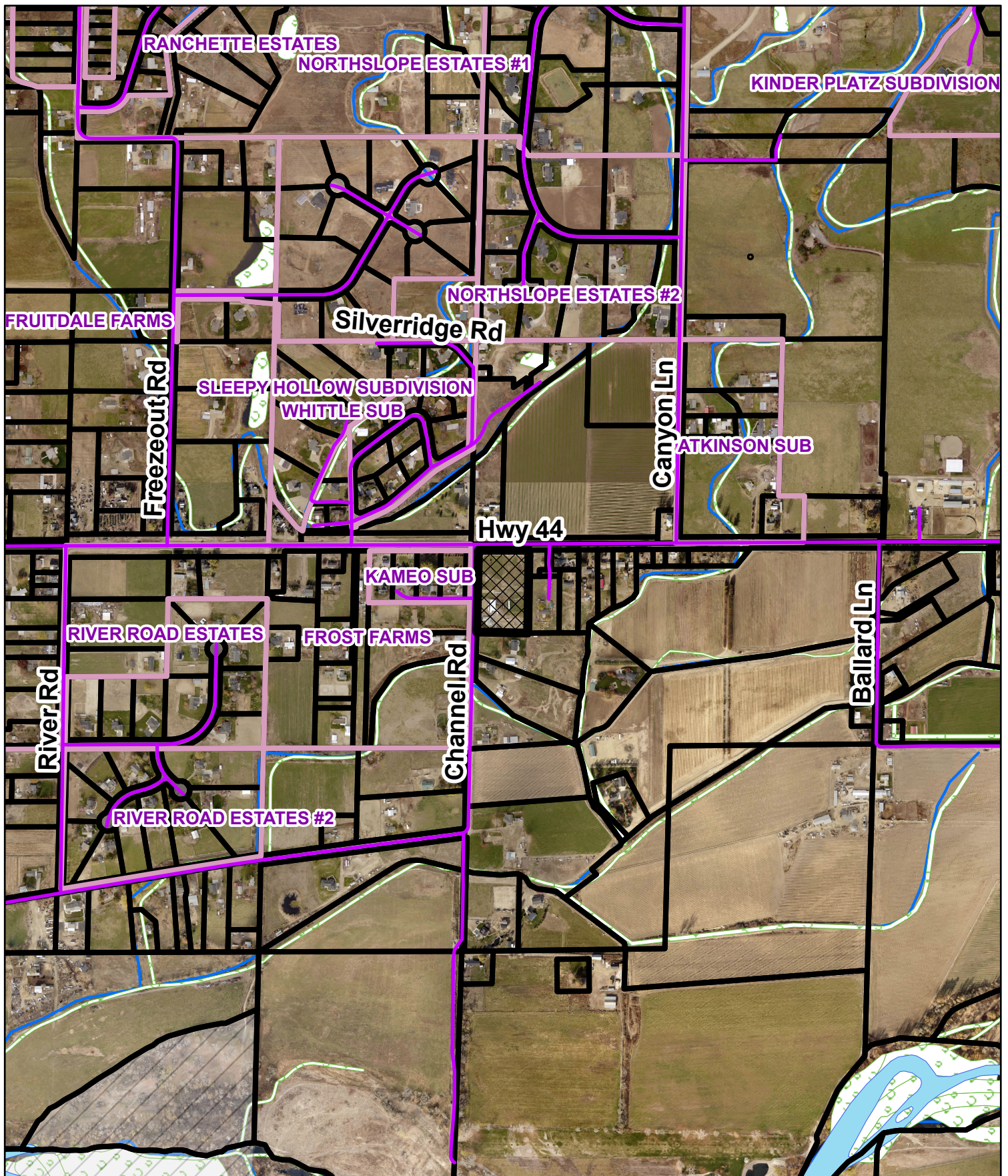


IMAGES WERE FLOWN IN THE FALL OF 2020.

# Toups Small Air Photo 1 Mile

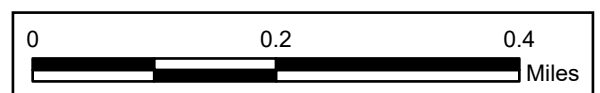






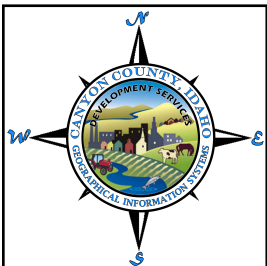
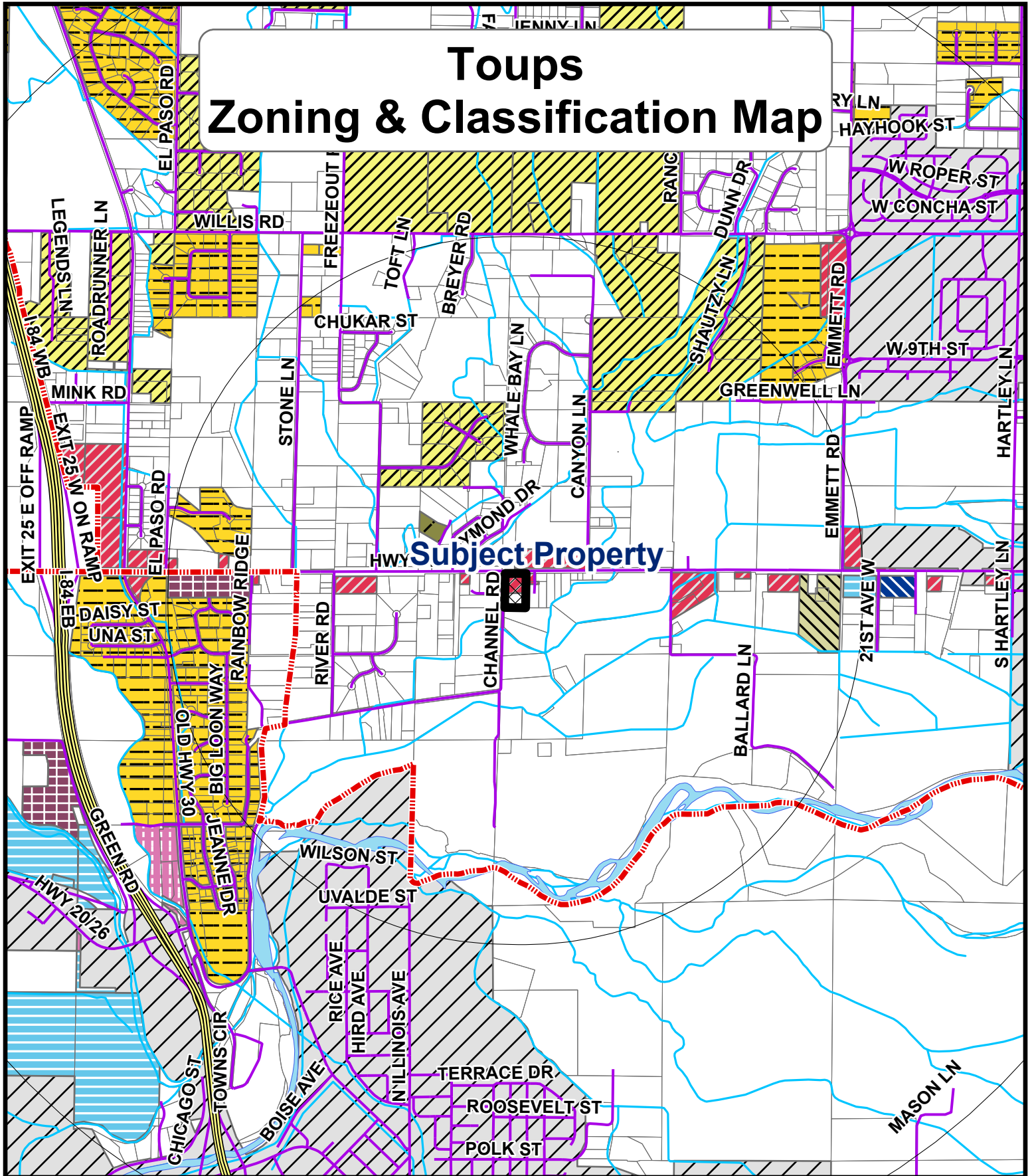
### Legend

-  Wetlands
-  City\_Limits



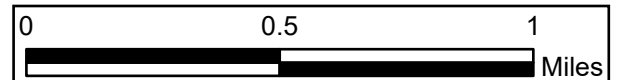


# Toups Zoning & Classification Map



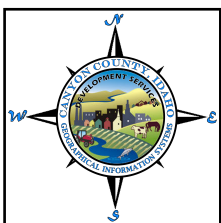
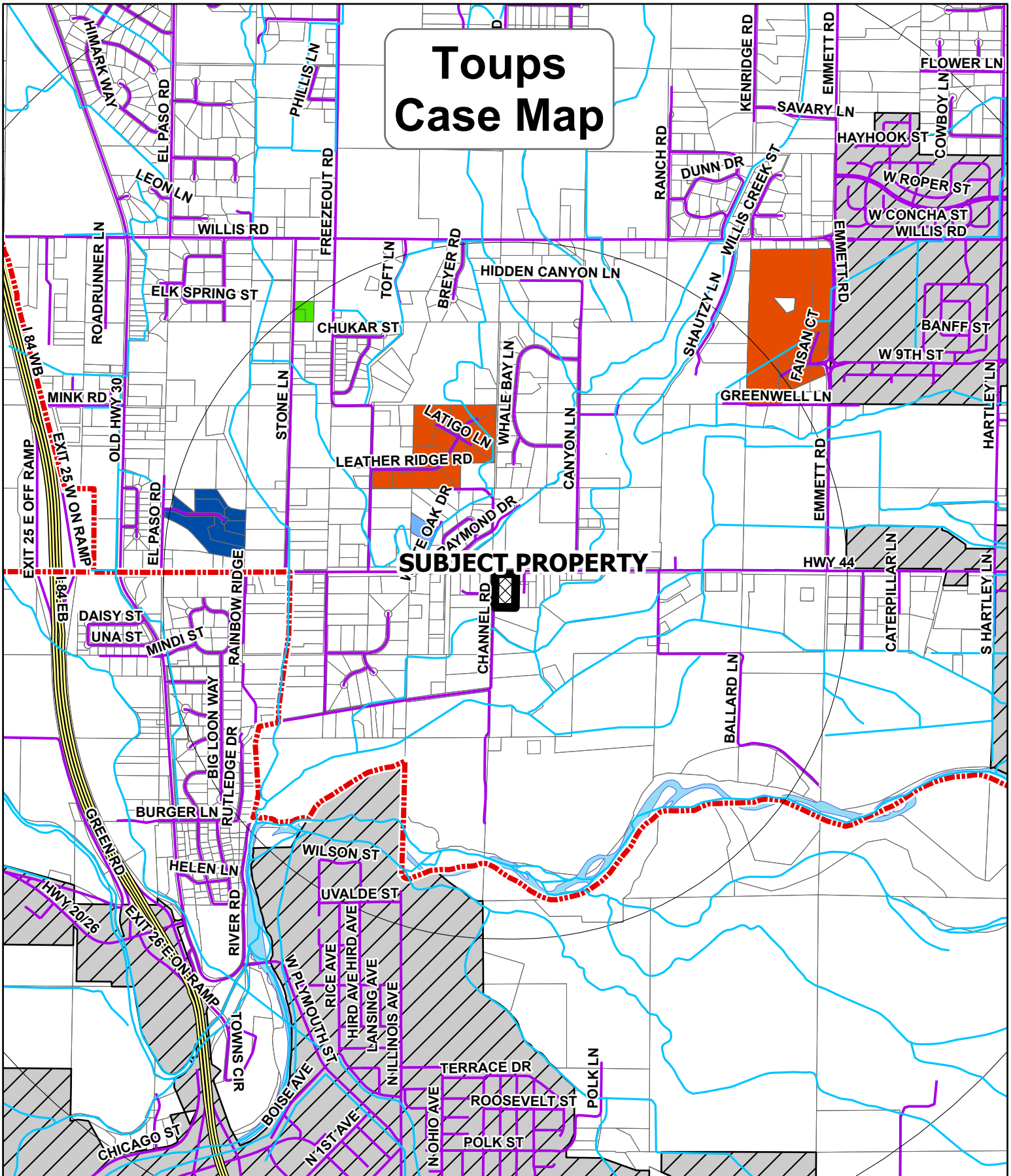
## ZONING

	RR		R2		C2		M2
	CR-RR		C		CR-C2		AG
	R1		C1		M1		
	CR-R1		CR-C1		CR-M1		

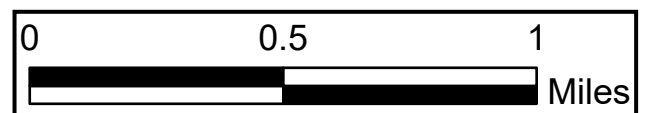


# Toups Case Map

**SUBJECT PROPERTY**



YEAR	
<div></div> 2023	<div></div> 2020
<div></div> 2022	<div></div> 2019
<div></div> 2021	<div></div> 2018

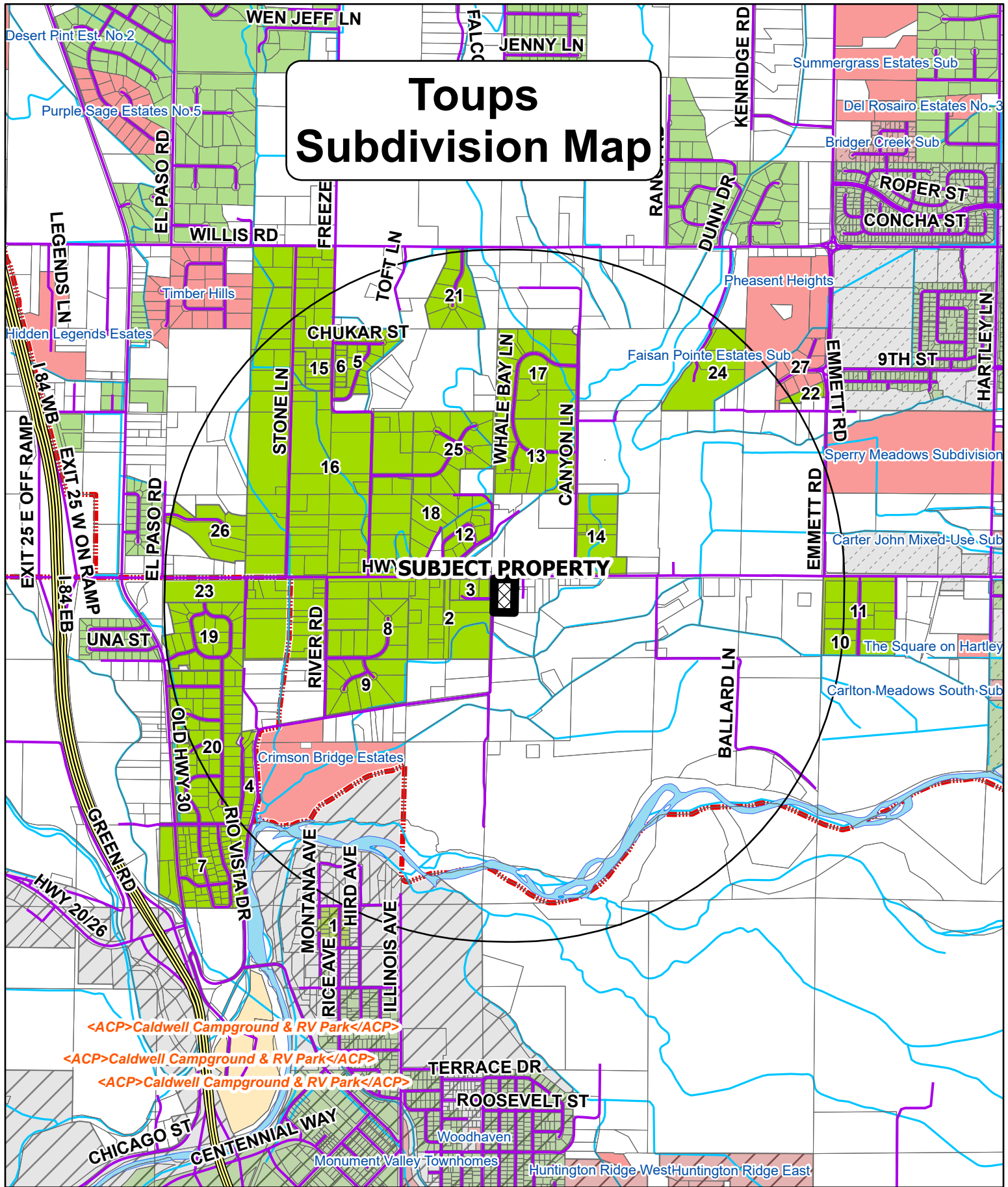


## CASE SUMMARY

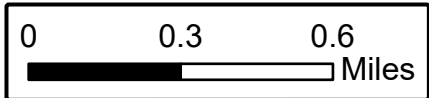
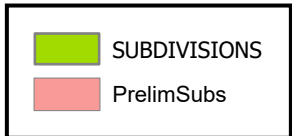
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	PH2017-60	Rezone AG to R1 & Comp Plan Map Change Com to Res	EJ Lewis Trust	APPROVED
2	SD2018-0011	Faisan Point Esates Sub	Faisan Point Esates Sub	APPROVED
3	SD2018-0015	Saddleback Ridge Estates	Saddleback Ridge Estates	APPROVED
4	RZ2019-0011	Rezone from A to R-1	Ken & Cheyenne Mortensen	DENIED
5	SD2019-0004	Boulder Creek Sub	Boulder Creek Sub	APPROVED
6	RZ2019-0040	Rezone AG to R1	Wangsgard, Kathi	APPROVED
7	RZ2019-0034	Rezone AG to R1	Mortensen	APPROVED
8	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED



# Toups Subdivision Map



<ACP>Caldwell Campground & RV Park</ACP>  
<ACP>Caldwell Campground & RV Park</ACP>  
<ACP>Caldwell Campground & RV Park</ACP>



## SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
27	847.98	486	1.74	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0	0	0	0	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
26	4.01	2.10	0.21	24.62
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	'G HOMES PER AC	MAXIMUM
0	0	0	0	0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SI	CITY OF...	Year
NORTH HILL SUB	1	4N3W15	7.81	25	0.31	CALDWELL (CITY)	1971
FROST FARMS	2	4N3W10	53.58	20	2.68	COUNTY (Canyon)	1907
KAMEO SUB	3	4N3W10	5.09	4	1.27	COUNTY (Canyon)	2005
RUTLEDGE RANCH SUB	4	4N3W10	10.75	13	0.83	COUNTY (Canyon)	1965
RANCHETTE ESTATES	5	4N3W03	17.05	20	0.85	COUNTY (Canyon)	1972
RANCHETTE ESTATES #2	6	4N3W03	2.89	9	0.32	COUNTY (Canyon)	1974
RIO VISTA ACRES SUB	7	4N3W10	41.64	88	0.47	COUNTY (Canyon)	1961
RIVER ROAD ESTATES	8	4N3W10	21.39	10	2.14	COUNTY (Canyon)	2001
RIVER ROAD ESTATES #2	9	4N3W10	23.92	12	1.99	COUNTY (Canyon)	2003
SCHAMBER ACRES	10	4N3W12	5.08	2	2.54	0	1999
T & M ACRES	11	4N3W12	29.22	9	3.25	0	1977
WHITTLE SUB	12	4N3W03	11.42	10	1.14	COUNTY (Canyon)	1971
NORTHSLOPE ESTATES #2	13	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
ATKINSON SUB	14	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
BALE SUB	15	4N3W03	7.08	7	1.01	COUNTY (Canyon)	1990
FRUITDALE FARMS	16	4N3W03	273.92	83	3.30	COUNTY (Canyon)	1911
NORTHSLOPE ESTATES #1	17	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
SLEEPY HOLLOW SUBDIVISION	18	4N3W03	17.60	6	2.93	COUNTY (Canyon)	2005
SOUTHWICK ESTATES	19	4N3W09	29.57	24	1.23	COUNTY (Canyon)	2007
TAYLOR RIDGE SUBDIVISION	20	4N3W10	62.78	53	1.18	COUNTY (Canyon)	2007
WILLIS ESTATES SUBDIVISION	21	4N3W03	19.35	10	1.93	COUNTY (Canyon)	2008
GREEN ESTATES	22	4N3W02	2.87	2	1.44	COUNTY (Canyon)	2009
NORTH SOUTHWICK COMMERCIAL SUBDIVISION	23	4N3W10	10.55	2	5.27	COUNTY (Canyon)	2017
KINDER PLATZ SUBDIVISION	24	4N3W02	25.33	4	6.33	CANYON (County)	2017
FINAL PLAT OF SADDLEBACK RIDGE ESTATES SUBDIVISION	25	4N3W03	35.81	16	2.24	CANYON COUNTY	2020
BOULDER CREEK SUBDIVISION	26	4N3W03	18.01	7	2.57	CANYON COUNTY	2020
FAISAN POINTE ESTATES SUBDIVISION	27	4N3W02	13.82	13	1.06	CANYON COUNTY	2021

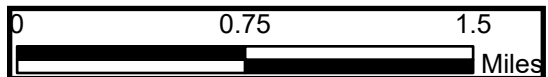
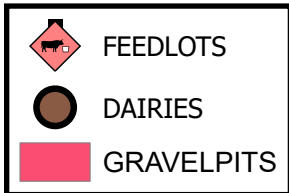
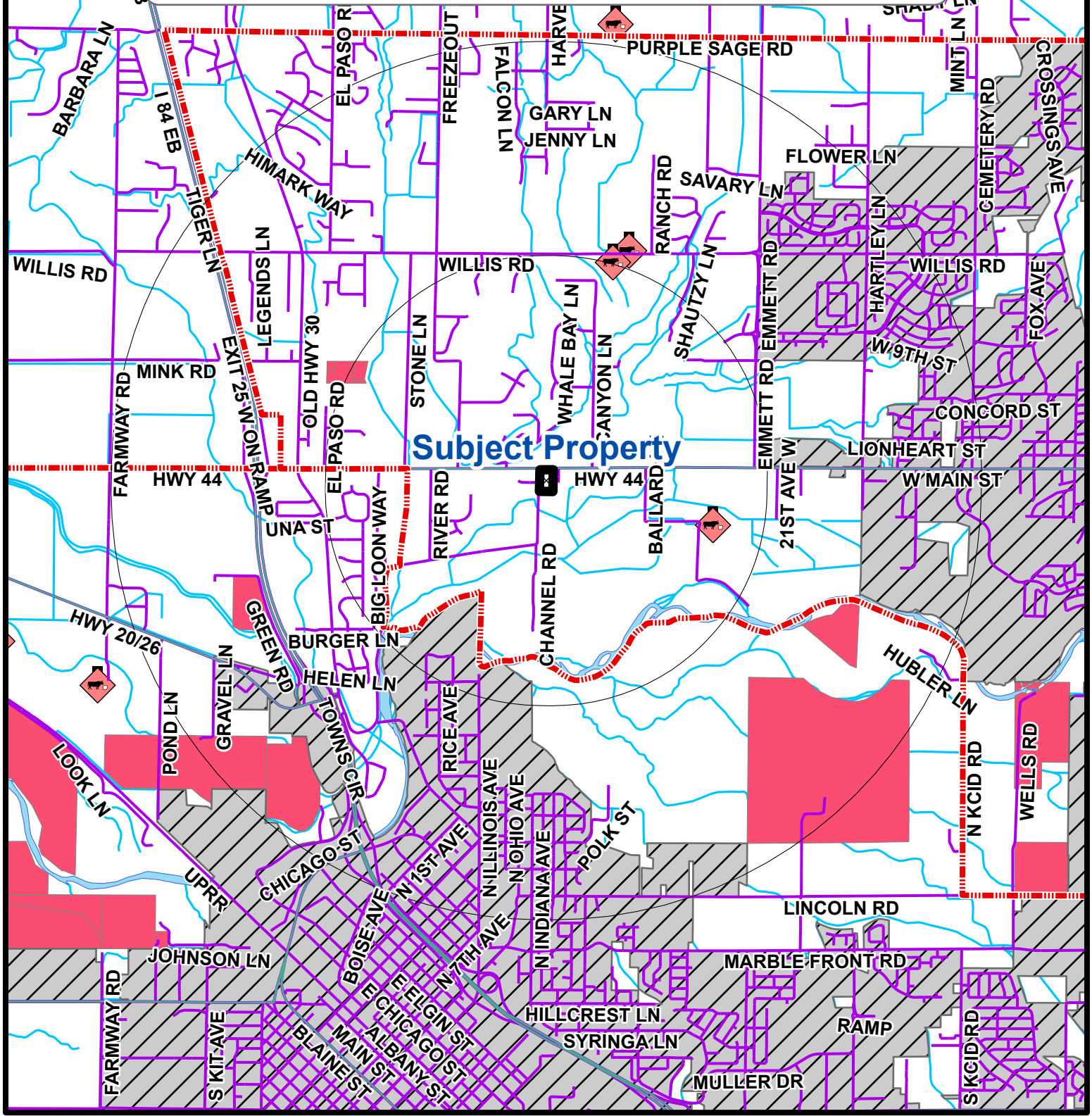
## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

## MOBILE HOME & RV PARKS

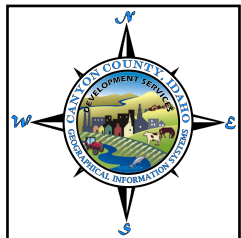
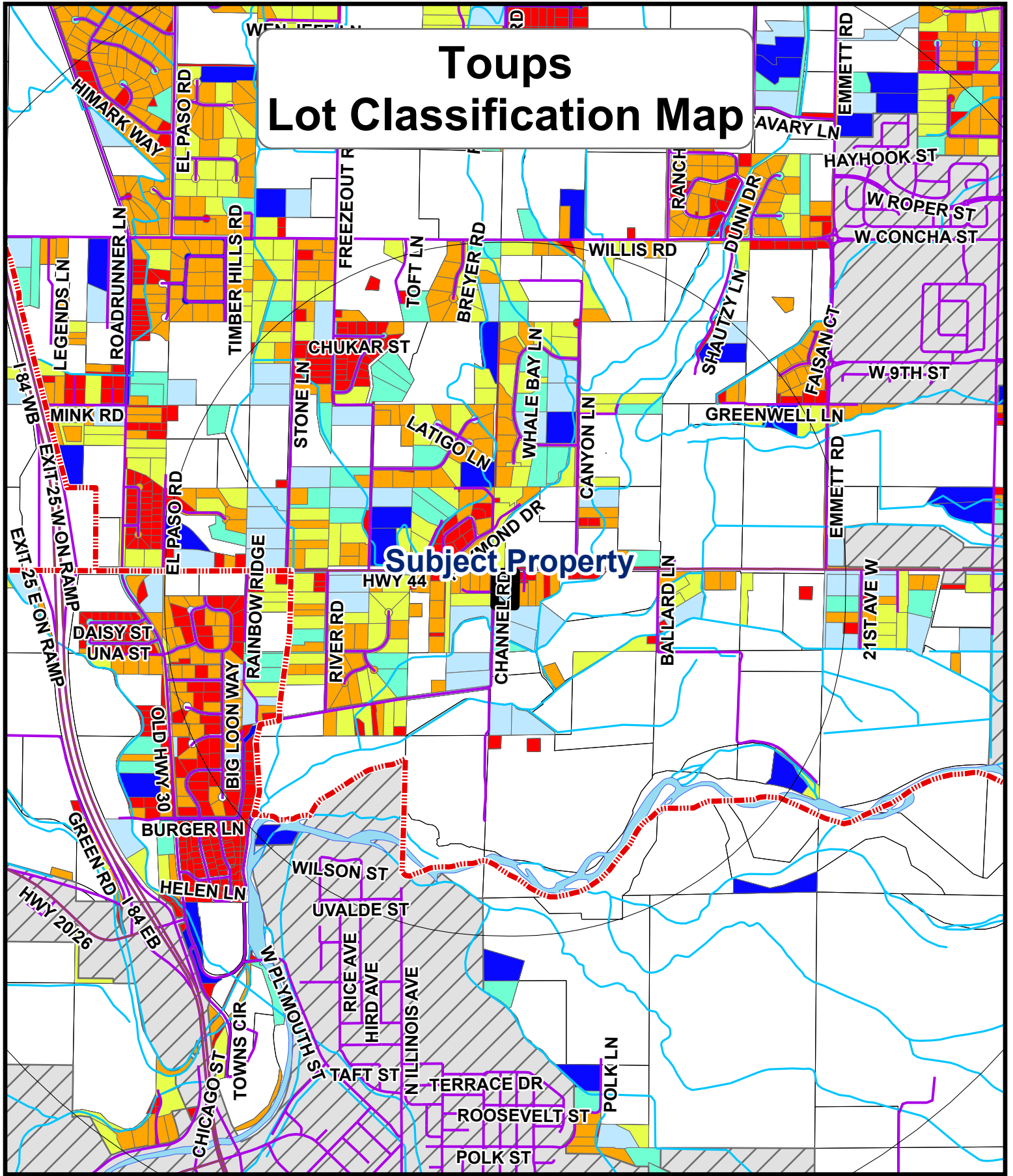
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACR	CITY OF...

# Toups Dairy, Feedlot, and Gravel Pit Map



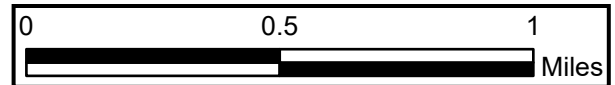


# Toups Lot Classification Map



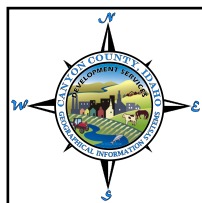
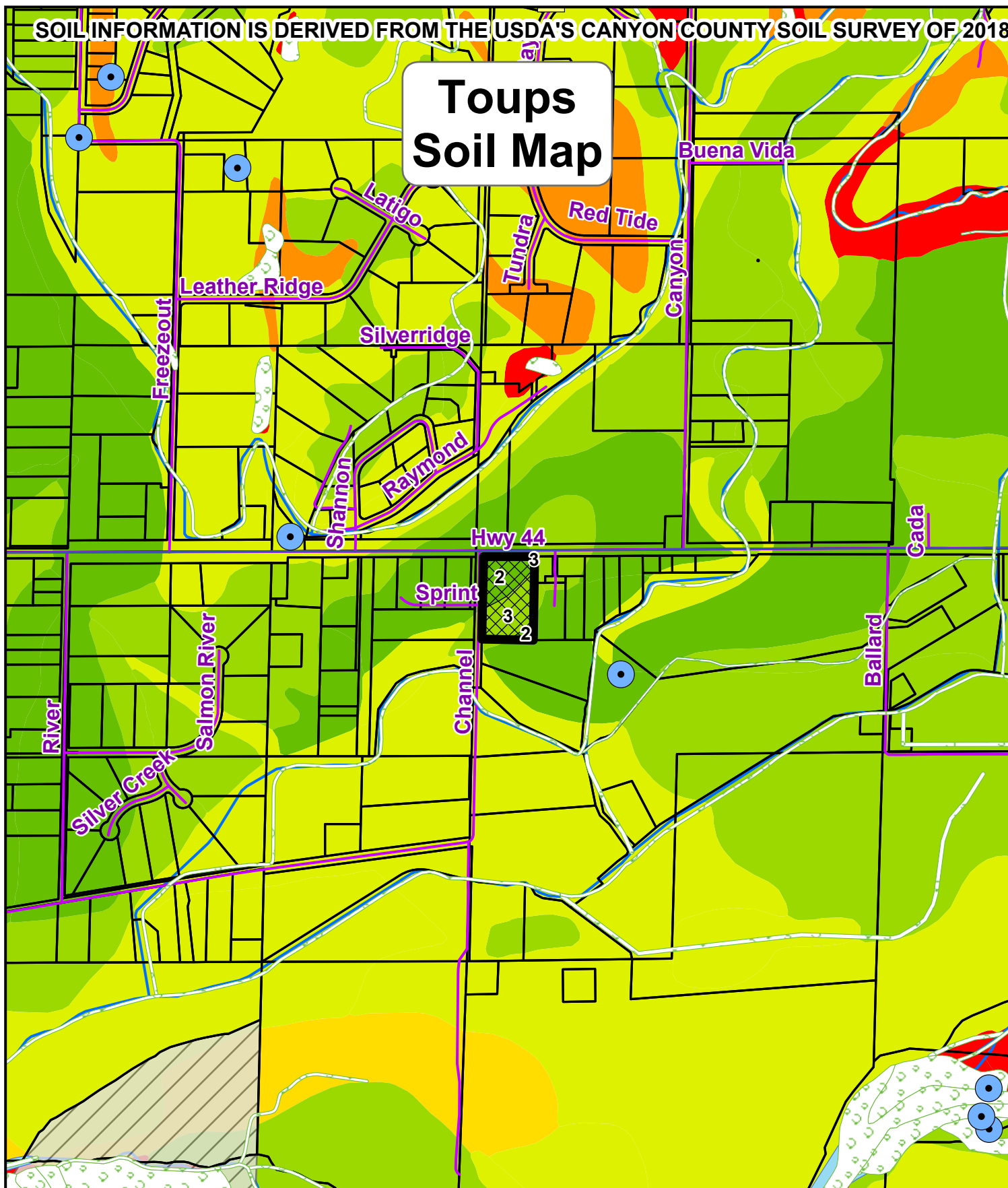
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

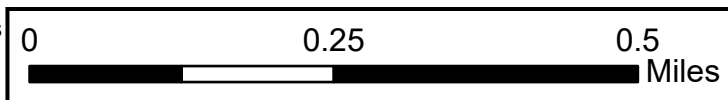


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Toups Soil Map

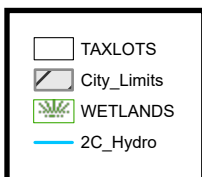
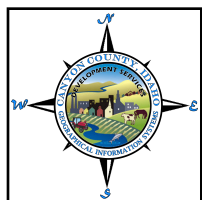
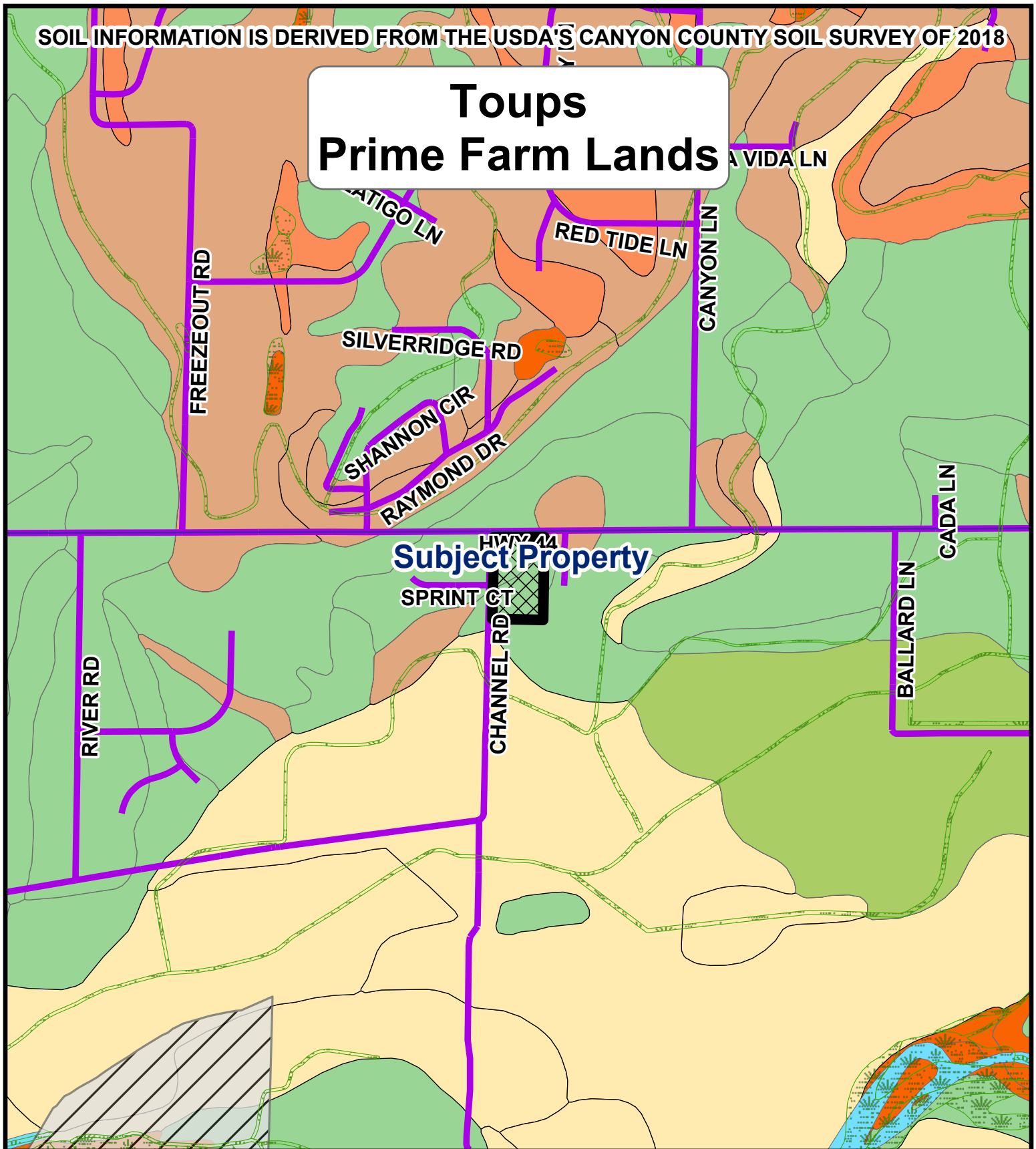


- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000
- GEO-THERMAL LOCATIONS
- Wetlands



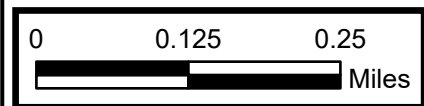
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Toups Prime Farm Lands



## FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium





## SOIL REPORT

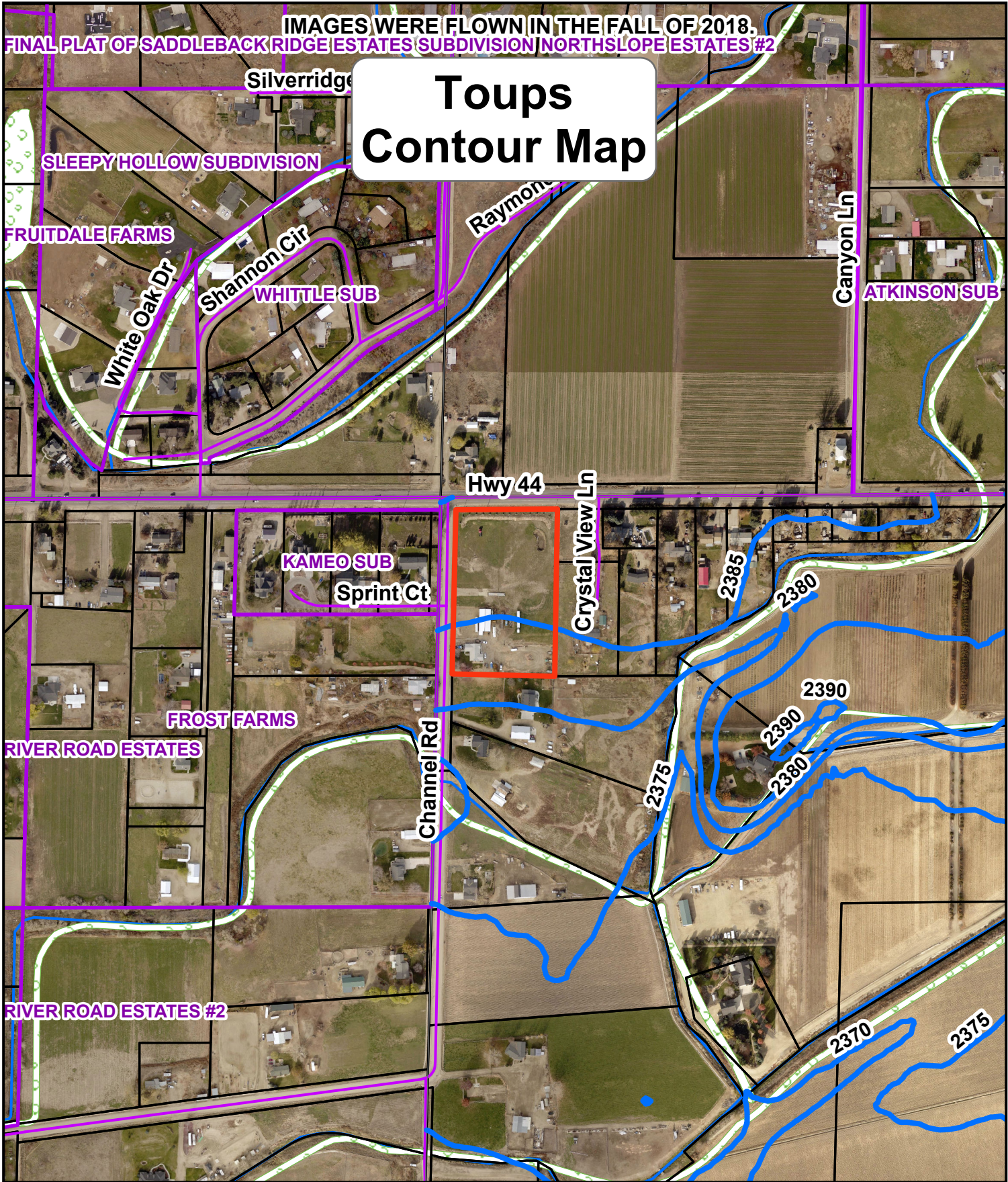
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	43.56	0.00	0.02%
2	BEST SUITED SOIL	75358.80	1.73	42.67%
2	BEST SUITED SOIL	9713.88	0.22	5.50%
3	MODERATELY SUITED SOIL	91476.00	2.10	51.80%
		176592.24	4.05	100%

## FARMLAND REPORT





SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LnA	Farmland of statewide importance, if irrigated	43.56	0.00	0.02%
PhA	Prime farmland if irrigated	75358.80	1.73	42.67%
JeB	Prime farmland if irrigated	9713.88	0.22	5.50%
FaA	Prime farmland if irrigated	91476.00	2.10	51.80%
		176592.24	4.05	100%

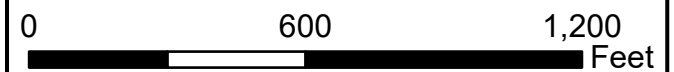
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018





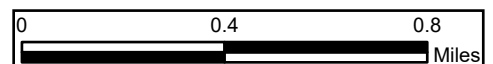
### Legend

-  SUBJECT\_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands



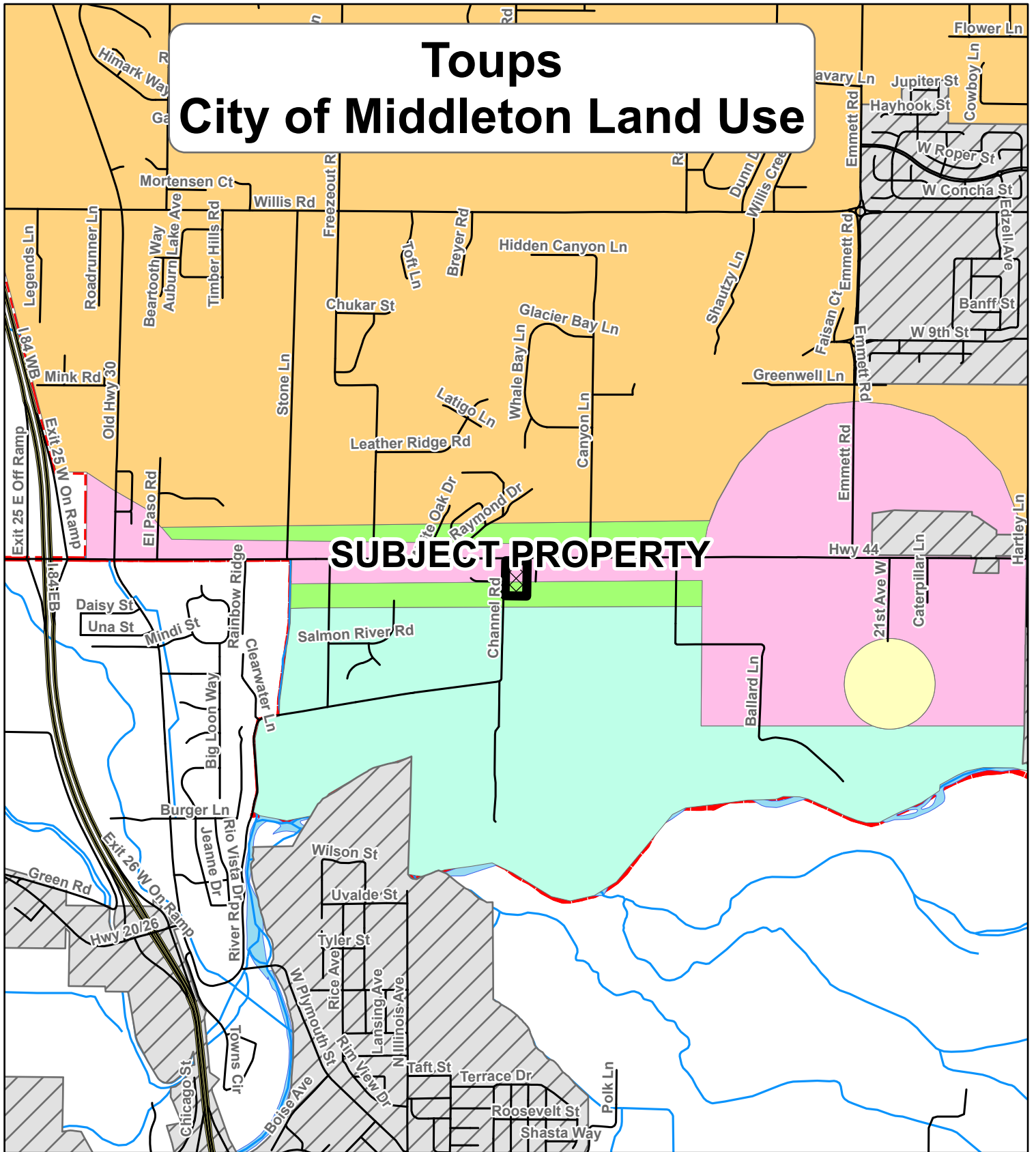


# SUBJECT PROPERTY



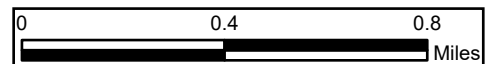
# Toups City of Middleton Land Use

**SUBJECT PROPERTY**



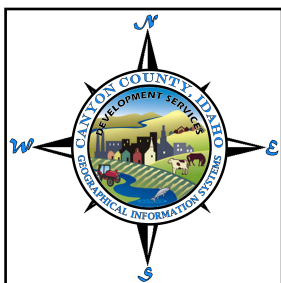
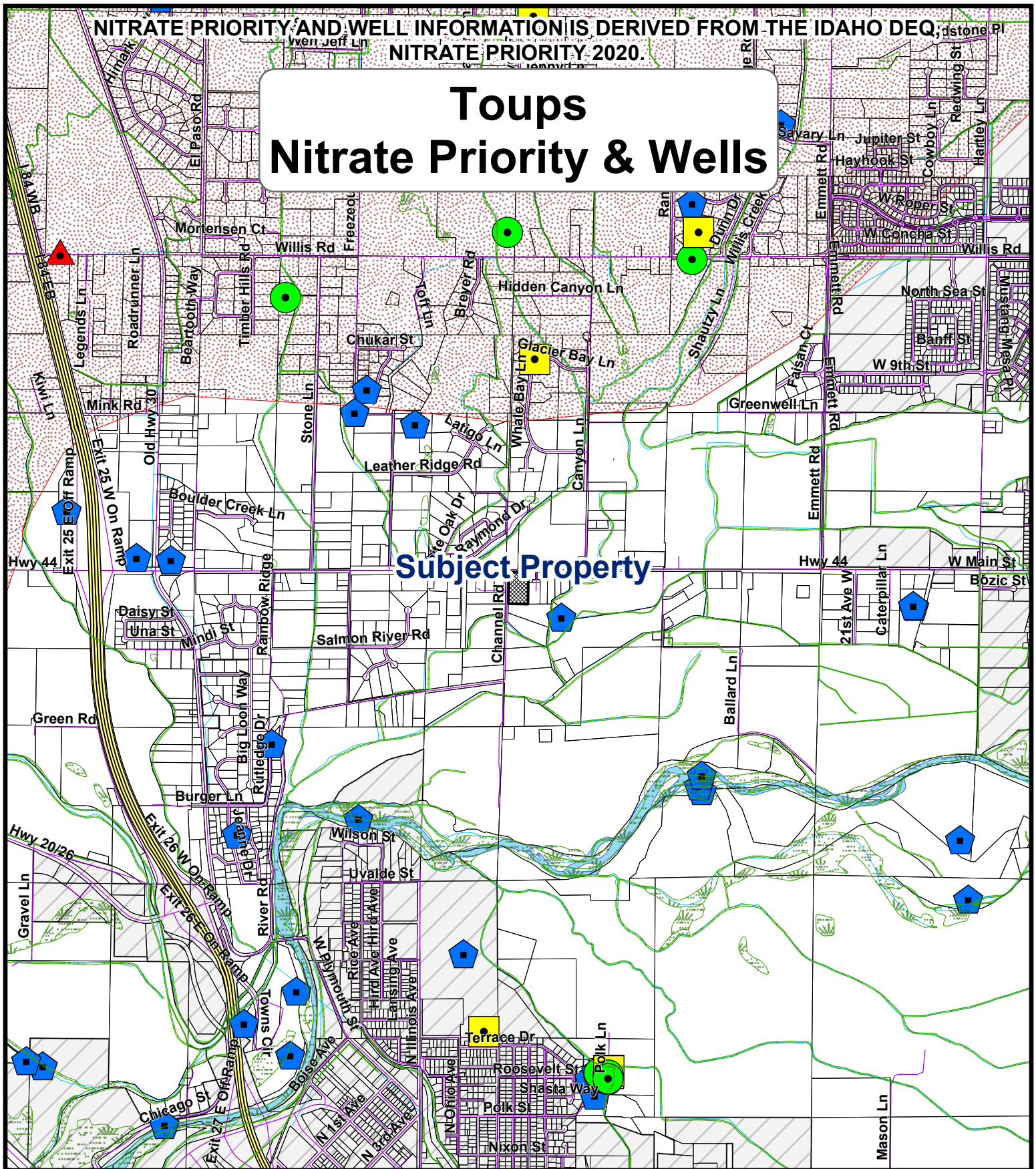
## MiddletonCompPlan

- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, 2020. NITRATE PRIORITY 2020.

# Toups Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE\_PRIORITY

DEQ WELLS  
N03\_MGL



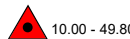
0.005 - 2.00



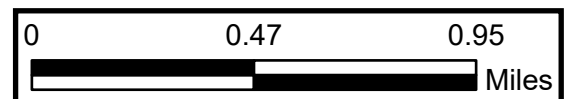
2.00 - 5.00



5.00 - 10.00

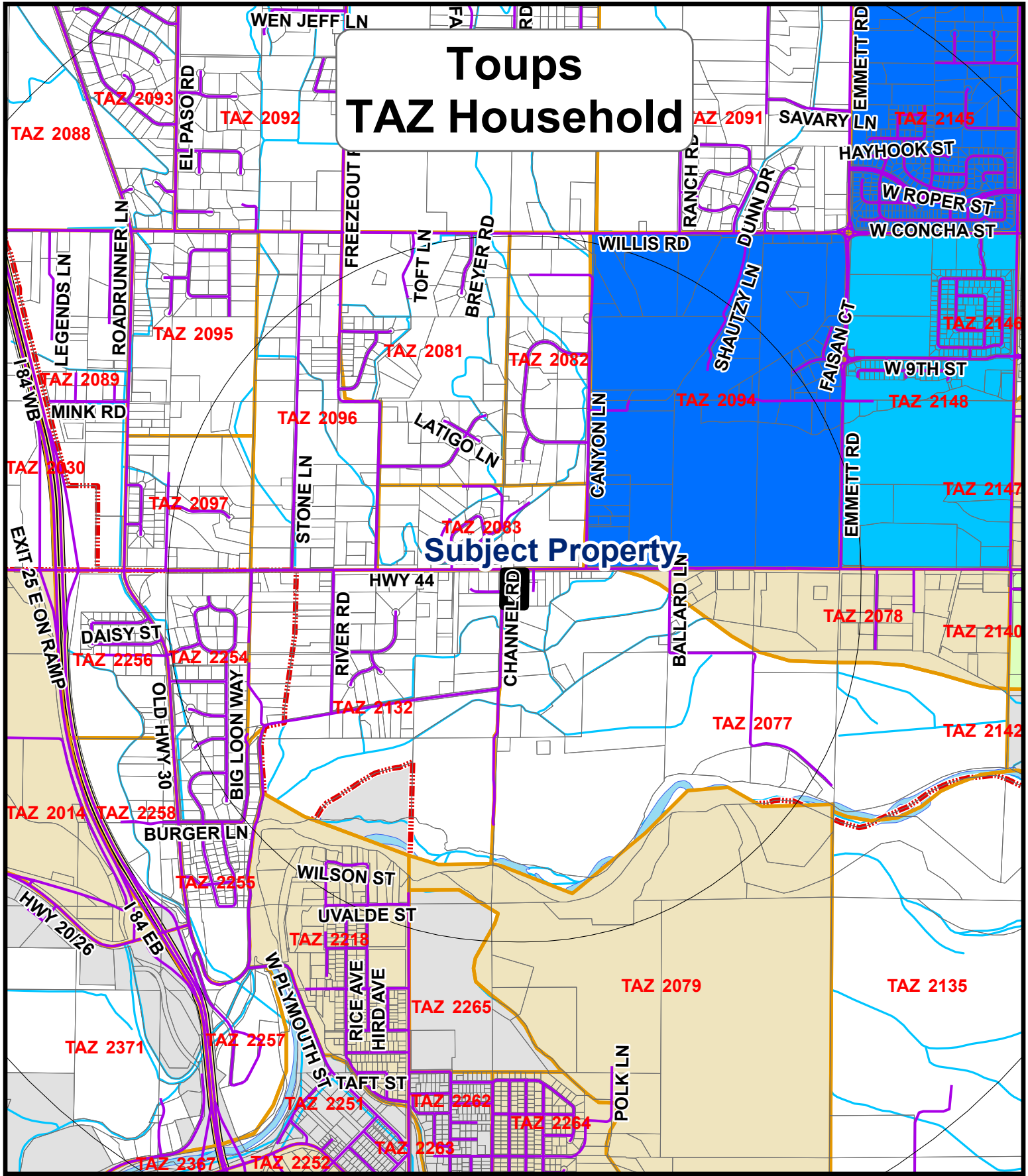


10.00 - 49.80

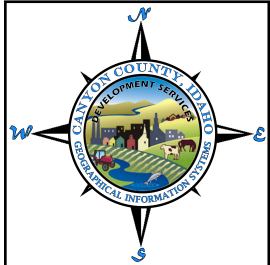




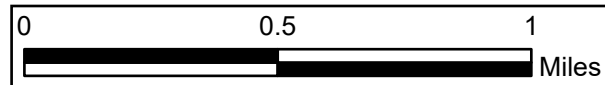
# Toups TAZ Household



**Subject Property**



House Hold 2025-2050			
4 - 50	51 - 150	151 - 250	251 - 500
501 - 750	751 - 1263		





# Neighborhood Notification Map

Parcel No. R34738010

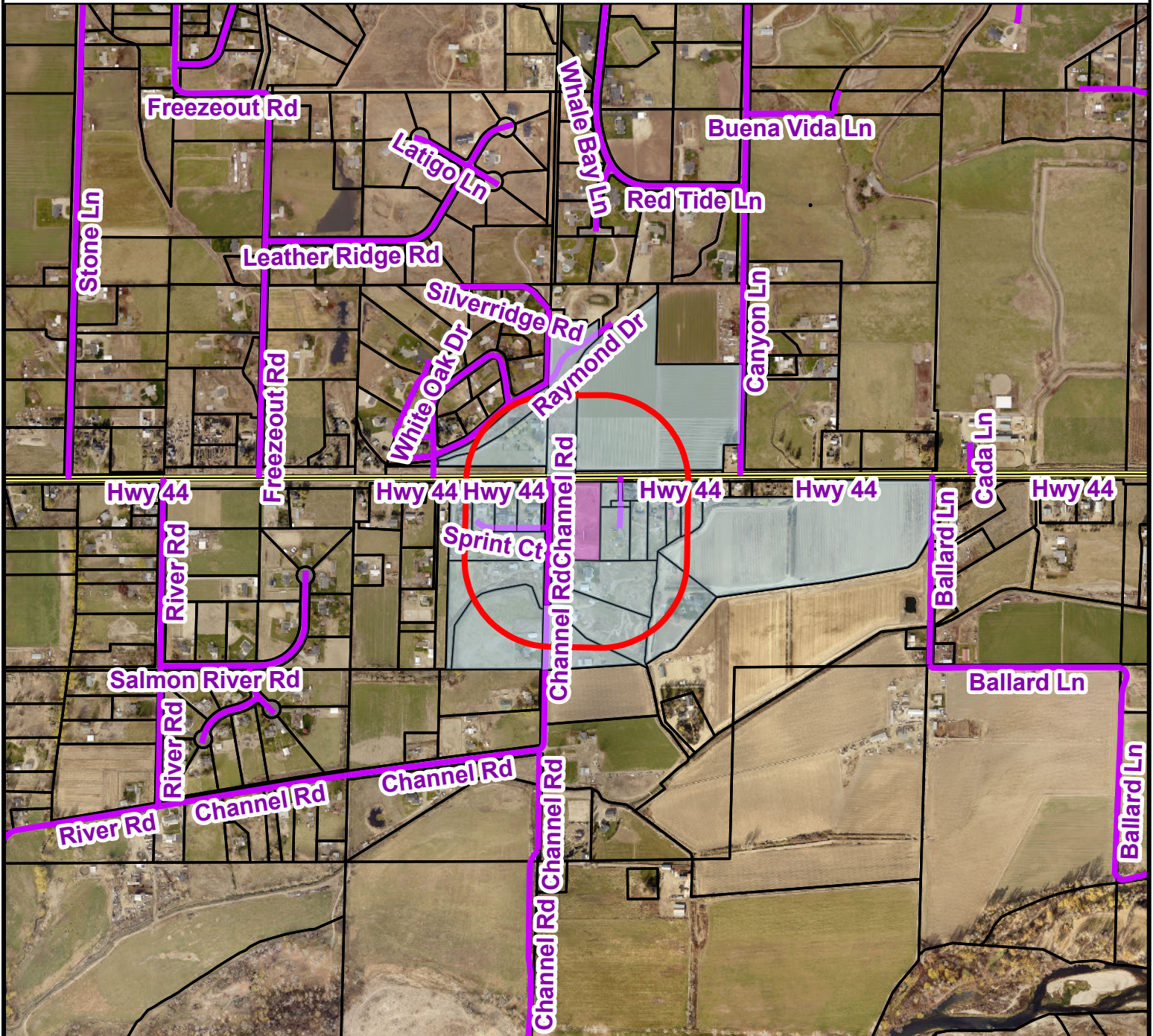
Buffer Distance 600 Feet

Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605



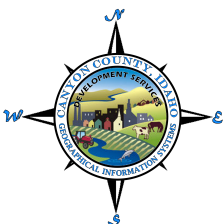
This map is for informational purposes only and does not suggest approval of the project.

Date: 5/23/2023  
By: Talmeida



## SCALE

1:11,810



### Legend

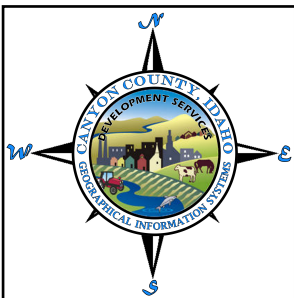
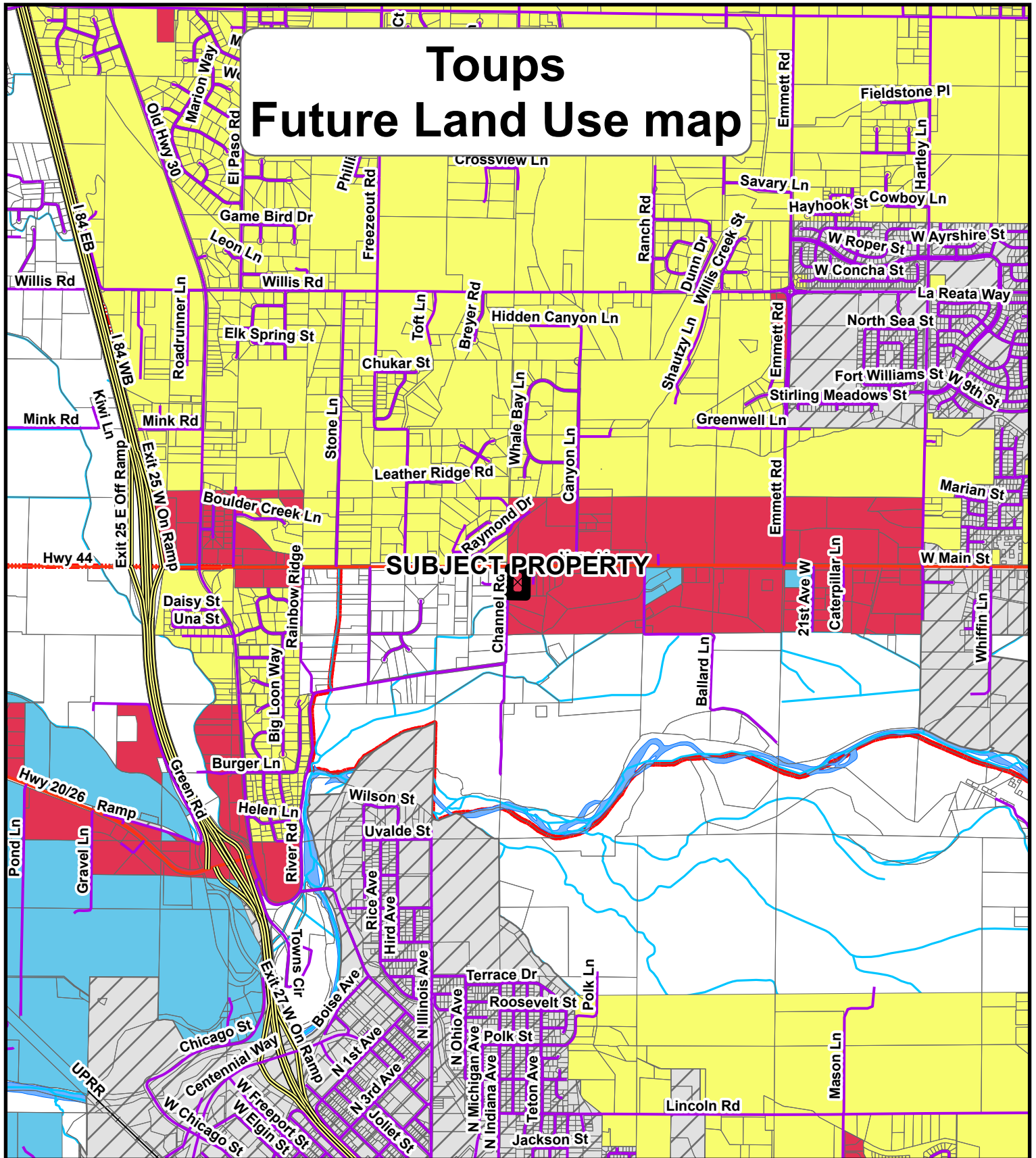
- |  |                     |  |            |
|--|---------------------|--|------------|
|  | NOTIFICATION BUFFER |  | Highway    |
|  | SUBJECT_PROPERTY    |  | Interstate |
|  | NOTIFIED PARCELS    |  | Local Road |
|  | TAX PARCELS         |  |            |

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# Toups Future Land Use map

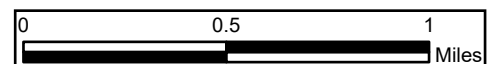
**SUBJECT PROPERTY**

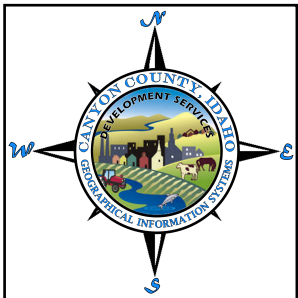
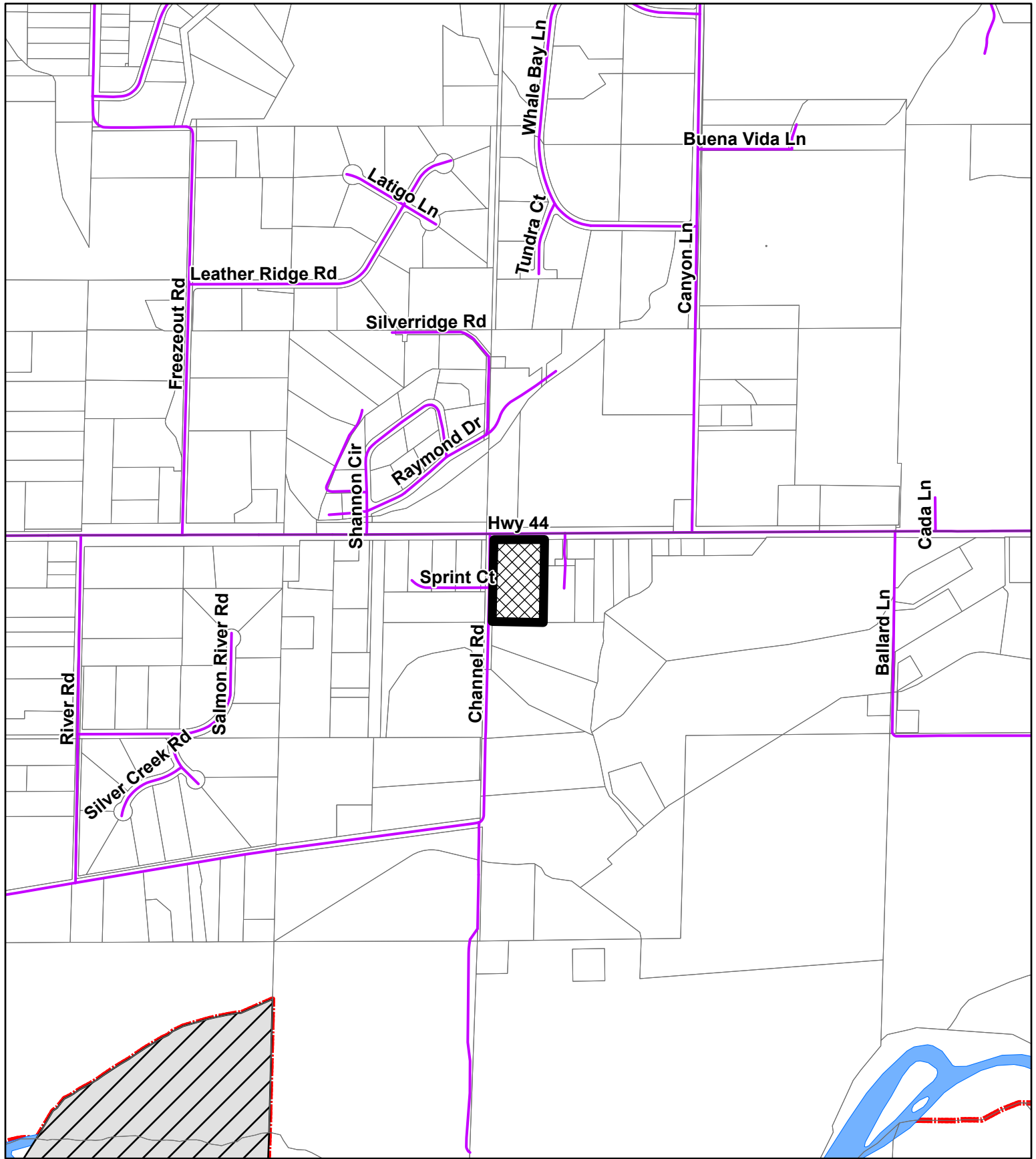


## Legend

Future Land Use 2011\_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

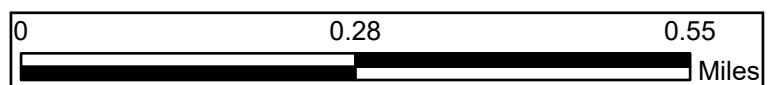




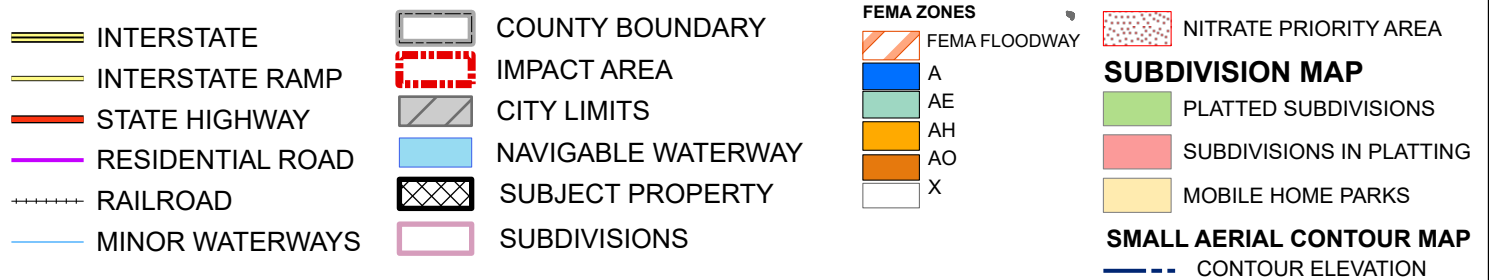
## Legend



SUBJECT\_PROPERTY



## COMMON LEGEND DATA



\*\*\* ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS \*\*\*

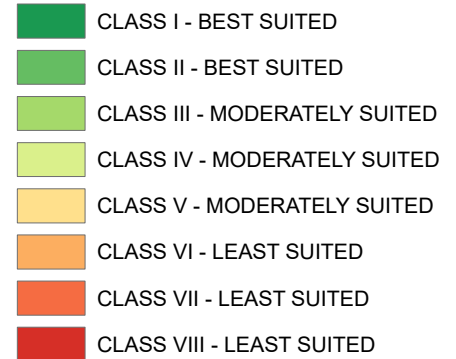
### ZONING



### FUNCTIONAL CLASSIFICATION (2035)



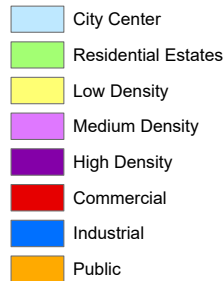
### SOIL CAPABILITY MAP



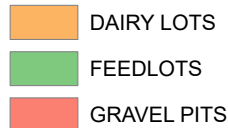
## CASE MAP



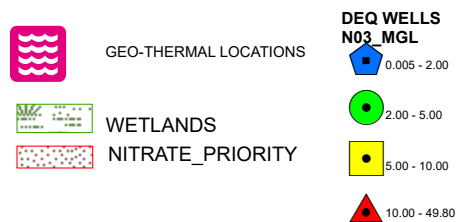
### Caldwell City Comp Plan



### GRAVEL PITS, DAIRIES, & FEEDLOTS MAP



### NITRATE PRIORITY & WELLS



### Nampa City Com Plan



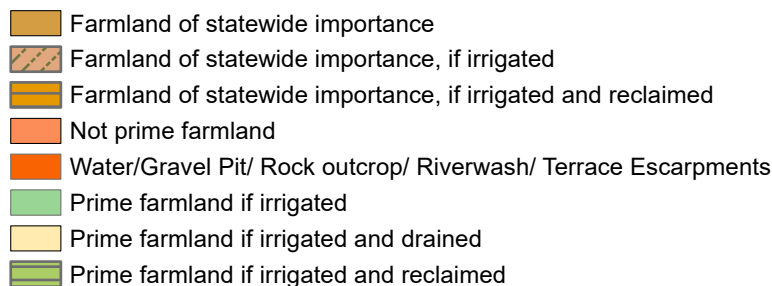
### Future Land Use 2030



### FUTURE LAND USE 2011-2022



### PRIME FARMLANDS MAP



### LOT CLASSIFICATION

